

ACRES
Collection



1 Digby Road, Sutton Coldfield, B73 6HG

OFFERS AROUND - £975000



Occupying a prestigious position on one of Sutton Coldfield's most desirable residential roads, this exceptional four bedroom detached family home has been comprehensively renovated and significantly improved to an outstanding standard throughout. Combining beautiful period character with contemporary luxury, the property offers spacious and versatile accommodation ideal for modern family living. Situated within walking distance of Sutton Coldfield Town Centre, residents benefit from an excellent range of shops, restaurants, bars and transport links, whilst enjoying convenient access to highly regarded local schools and the vast open green spaces of Sutton Park.

The property immediately impresses with its superb kerb appeal, featuring a reclaimed brick boundary wall with traditional Staffordshire blue coping stones, a tarmac driveway complemented by decorative clay brick borders and stable pavers. New roof with dreadnaught and Staffordshire blue clay tiles. Complete plumbing, electrics throughout and installation to external walls. Internally, the home has been thoughtfully redesigned and finished with quality materials throughout, including column radiators, bespoke oak features, luxury kitchen fittings and beautifully landscaped gardens. To the rear, the property enjoys a stunning outlook towards Sutton Park, creating a rare combination of privacy, convenience and natural surroundings.

Accessed via a tarmac driveway with decorative clay brick borders leading to a separate double garage. The frontage benefits from a reclaimed brick wall, mature planting providing privacy, a log store, and a covered stone paved canopy porch.

ENTRANCE HALL: A handmade oak gate with matching oak posts leads to the impressive handmade oak front door with obscure glazed panel and stained glass window. The welcoming entrance hall features a column radiator, stairs rising to the first floor accommodation, convenient and spacious cloakroom and doors leading to:





SALES
ACRES
LETTINGS

SITTING ROOM: 15'05" max (12'03" min) x 14'02" max (11'10" min)

A charming reception room enjoying a PVC double glazed bay window to the front elevation. A stunning inglenook fireplace with inset log burning stove set upon a stone hearth provides an attractive focal point. Column radiator and ample space for both seating and dining arrangements.

LOUNGE: 15'04" x 14'06" max (12'03" min) A generous second reception room with PVC double glazed bay window overlooking the rear garden, two column radiators and excellent space for lounge furniture, creating an ideal family living area

EXTENDED KITCHEN/DINING ROOM: 20'07" x 13'11" A magnificent open plan family kitchen and dining space fitted to an exceptional standard. Featuring PVC double glazed bi folding doors opening onto the rear garden, two Velux roof windows flooding the room with natural light, stainless steel sink with drainer grooves set within marble work surfaces, a comprehensive range of matching wall and base units, integrated dishwasher, integrated wine cooler, tiled flooring, and space for a large dining table. Further benefits include a five ring gas Smeg range style cooker with matching extractor canopy and splashback, space for fridge/freezer and two column radiators.

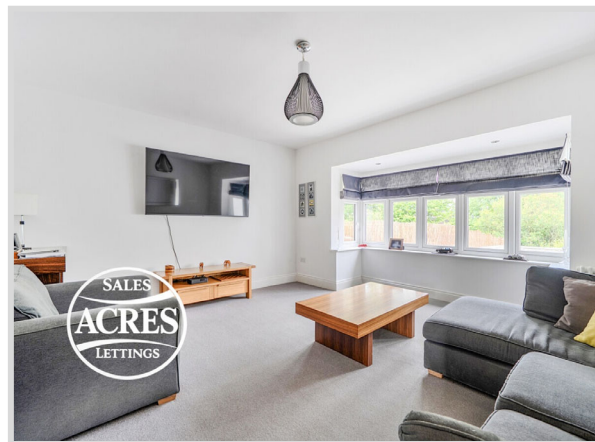
UTILITY ROOM/STORAGE: Obscure PVC double glazed window to side, space and plumbing for washing machine, chrome ladder style radiator and tiled flooring continuing from the kitchen.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC, floating hand wash basin with splashback, chrome ladder style radiator and tiled flooring.

FIRST FLOOR LANDING: Obscure PVC double glazed window to front providing additional natural light, column radiator, loft access with pull down ladder and doors leading to:

BEDROOM ONE: 15'04" x 12'04" PVC double glazed window overlooking the rear garden, column radiator and ample space for bedroom furniture.

BEDROOM TWO: 15'11" max (12'03" min) x 11'09" PVC double glazed bay window to front elevation, column radiator and space for a range of bedroom furniture.



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM THREE: 12'03" x 8'01" PVC double glazed window to rear and column radiator.

BEDROOM FOUR: 12'03" x 8'01" PVC double glazed window to front and column radiator.

FAMILY BATHROOM: 12'01" x 5'09" Beautifully appointed contemporary family bathroom comprising a freestanding bath, floating hand wash basin, low flushing WC and walk in shower with glass side screen. Complemented by partially tiled walls, tiled flooring, chrome ladder style radiator and obscure PVC double glazed window to rear.

SEPARATE WC: Obscure PVC double glazed window to side, low flushing WC and chrome ladder style radiator.

STORAGE ROOM: Upstairs spacious storage room with opportunity to transform into a potential office space.

OUTSIDE

LANDSCAPED REAR GARDEN: A superbly landscaped rear garden designed for both entertaining and family enjoyment. A large raised terrace constructed with premium Honed sandstone paving and parapet supplied by London Stone is enhanced by a granite slip faced wall façade and integrated drainage system. Steps lead down to an extensive lawned garden with an additional raised lawn area bordered by mature shrubs and planting. The garden enjoys a high degree of privacy with established trees, hedging and fencing to all boundaries, whilst benefitting from views towards Sutton Park. A garden shed provides useful storage and side access returns to the front of the property. The space offers an ideal setting for outdoor entertaining or peaceful relaxation.

SINGLE GARAGE: 9'10" x 8'05" Double opening doors to front and useful storage space.

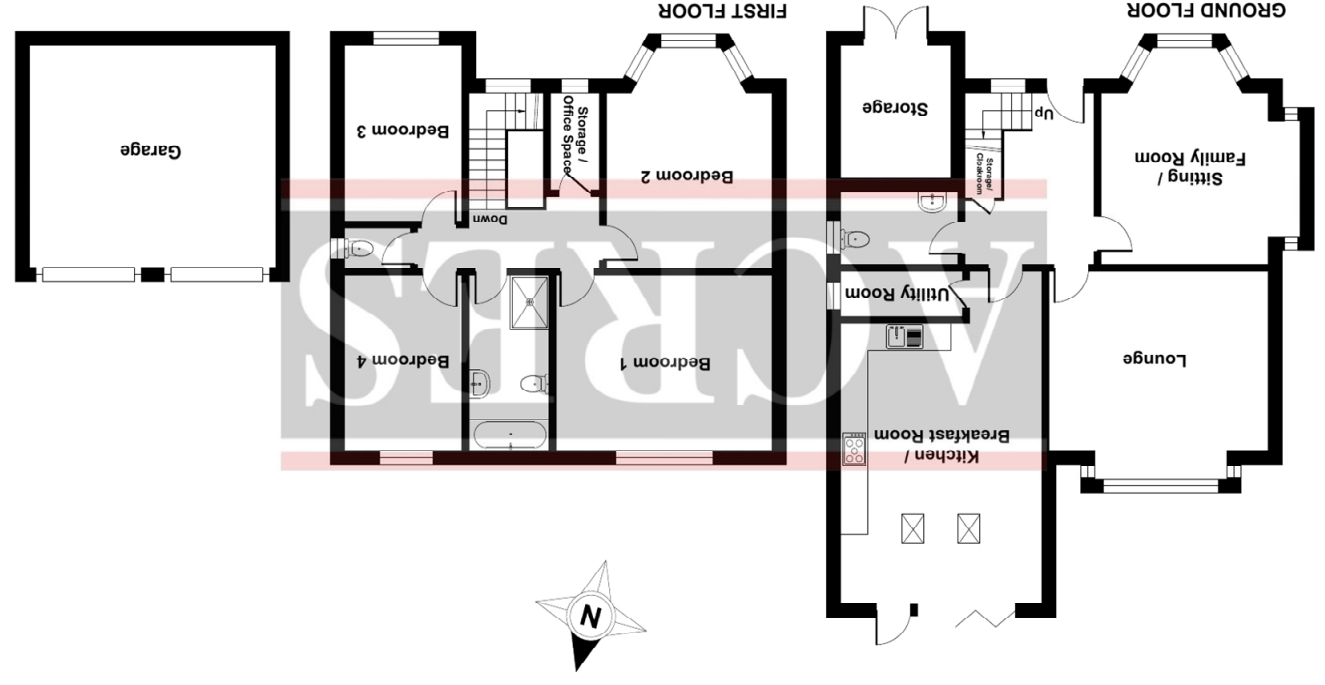
DOUBLE GARAGE: 17'06" x 15'10" Two up and over garage doors to front. Insulated double block flooring, providing excellent storage, workshop potential or scope for conversion, subject to the necessary planning permissions and building regulations.





Digby Road, Sutton Coldfield, B73

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nldrcm 2020.
 Produced for Acres Estate Agent, REF: 1400222

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
71 C	80 C

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.